

## Chapter 3. Community Profile

### Regional Setting

Shoreview lies north of the Twin Cities, equidistant from both Minneapolis and St. Paul (see **Map 3-1**). The community is in north central Ramsey County and also borders Anoka County. Adjacent cities include Mounds View and Arden Hills to the west; Blaine, Circle Pines and Lino Lakes to the north; North Oaks, Vadnais Heights, and Little Canada to the east; and Roseville to the south. The City has an area of 8,100 acres or 12.6 square miles. Interstate 35W is adjacent to the City's western boundary while Interstate 694 runs through the southern portion of the community.

As the name implies, the City has a variety of lakes, wetlands and waterways that provide aesthetic, environmental and recreational value to the community. The City is well known for preserving the natural environment through proactive planning, long-range fiscal planning for infrastructure, and the parks and trail system.

### Regional Trends

According to the Metropolitan Council's estimates, the Twin Cities region will grow by approximately 966,000 people and 471,000 households by the year 2030. The growth of the region has been strong and will remain strong in the future, however, the region is experiencing a new set of demographic changes that will provide different challenges for communities as they manage their population growth.

Although the region is growing, the number of people per household has been shrinking and is expected to decrease further. The average number of persons per household has decreased from 2.75 in 1980 to 2.59 in 2000 and is expected to be at 2.41 by the year 2030. This is due to the fact that the region's population is aging, which is the result of the large baby boom generation, those who are between 45 to 59 years old. Other groups where population has risen includes those over 85, due to lower mortality and those in the 60 to 64 year age group. However, there has also been an increase of residents in their 20's who are products of the baby boom generation. Another regional trend is the decline in the 5 to 14-year old population, which the Census found dropped 8% between 2000 and 2005.

The region is also becoming more ethnically and racially diverse. Minority populations are growing due to in-migration from other states and immigration from other countries. The fastest growing groups in the State include Hispanics, Latino's, Asians, Hawaiians and Pacific Islanders, and African Americans. The minority populations in the region grew 9.2% to about 16% of the total population during the 1990's and accounted for 60% of the population growth.

The first part of the decade saw slower job growth, which is also expected in the future since a large number of baby boomers will be retiring. The labor force is growing at a slower rate due to this aging population. Job growth and income growth has also slowed but the metropolitan area does have stronger income than other parts of the State. Growth is seen in the service-providing sector, which in

general has lower overall wage growth than other employment sectors. Unemployment rates grew in the first part of the decade but remain under the national average for 2005.

Regarding education, the 2005 American Community Survey reported that 90.0% of Minnesotans had completed High School, the third highest graduation rate of all states. In addition, the State Department of Education data indicates that more students are attending college. Higher education enrollment grew 26% between 2000 and 2005. Areas of concern are, however, a declining K-12 enrollment rate and lower enrollment and high school graduation rates for minority populations.

These demographic changes will affect communities as they plan for the future.

## **Community History**

The Dakota and Ojibwe Indians originally inhabited the Twin Cities metropolitan area, including Shoreview. Remnants of their civilization have been found along Rice Creek in other northern suburban communities and in Shoreview near Snail Lake. In 1837, the Ojibwe Indians ceded this area to the United States government.

In February 1850, a settler named Socrates A. Thompson, accompanied by an Indian friend, left St. Paul to farm. Mr. Thompson filed a claim for the northwest quarter of Section 13 near the east shore of Turtle Lake (which he named for a large turtle he had captured in its waters). Other settlers from Europe and the eastern United States followed and created a farming community.

Shoreview was originally part of Mounds View Township, named for the range of hills running through its center. The Township was organized on May 11, 1858, the day Minnesota officially became a state. The first election of town officers was held at Socrates A. Thompson's house on the same day the Township was organized. The Town Board held its first meeting on June 23, 1858. This Board authorized the construction of a road between Lake Johanna and Turtle Lake and organized School District No. 4 that included the entire township. The first schoolhouse in the township was built during the winter of 1860 near the intersection of Hamline Avenue and Amble Road. In 1866, School District 16 was formed and a schoolhouse was constructed near the intersection of Highway 49 and County Road G-2 (now Tanglewood Drive).

In the 1880s, the railroad constructed rail lines through the City. The "Soo Lines" from St. Paul and Minneapolis came together at Cardigan Junction, halfway between Lake Owasso and Vadnais Lake. The Soo Line built their first station house in Minnesota at this site. Unfortunately, this station house was demolished in the 1980s.

Citizens of the township petitioned the Ramsey County Board of Commissioners in 1957 for the incorporation of the Village of Shoreview. After a bitter dispute, an election was held at the Snail Lake School and the incorporation of Shoreview was approved by a vote of 853 to 748. At this time, Shoreview had a population of 5,231 people. On May 23, 1957, Kenneth Hanold was elected the first Mayor. Max E. Tyler and Harold Koeck were elected village trustees. Willis Wilson was elected the village clerk.

The citizens of Shoreview voted to shift to a Plan A form of government under which the village clerk and treasurer were appointed rather than elected on November 5, 1963. In November 1974, with a population of 14,000, the residents voted to adopt the present “Plan B” Council/Manager form of government. Shoreview became a city in 1975 through an act of the state legislature.

## **Community Development**

The existing development pattern is a result of the city’s earlier role as a recreational area for wealthy residents of St. Paul. Although the community was originally established as a farming village, this land use changed over time. The proximity of the area to St. Paul and the construction of a roadway system between the two enabled farmers to create resort areas on the shores of the City’s lakes. Lake Owasso, Snail Lake, and Turtle Lake eventually became destinations for people who were seeking a retreat from city life.

Farming and development of the area was limited by the pattern of lakes and marshes. Connections were made, however, with the construction of the roadway system. Lexington Avenue and Rice Street/Hodgson Road formed the east and west boundaries of the community while Victoria Street served as the main street.

Residential development throughout the City occurred primarily between the 1960s and 1990s. Edgetown Acres, north of County Road I adjacent to the Twin Cities Army Ammunition Plant, was developed in response to expectations that the Korean War would generate jobs on the arsenal property. Development of the remaining areas followed as agricultural land changed to residential land uses. The age of housing in the City ranges from the original farmsteads to the late 1990s, the majority of housing being developed in the 1970s and 1980s. The community was one of the state’s ten fastest growing suburbs in the mid-1980s.

The lakeshore areas have transitioned from small cabins to executive housing. The road pattern, hills and lakeshore environment have created small compact neighborhoods like Horseshoe Drive on Lake Owasso’s north shore. These lakeshore neighborhoods are similar in terms of their development pattern. Most of the parcels and houses do not meet the current requirements of the development code. In addition, the street patterns tend to be narrow, disjointed, and rely on the use of alleys to provide access.

The community, now almost fully developed, will rely on infill and redevelopment to meet the changing needs of the residents. Overall, the low-density residential development pattern will remain with some areas transitioning to higher density residential uses, employment, and shopping areas in response to changing market dynamics

## **Quality of Life**

The City periodically conducts Quality of Life Studies to determine how residents rate their quality of life and what concerns or issues they may have regarding the community. Studies have been completed in 1997, 2001 and most recently in 2005. These studies were conducted by questioning approximately 400 randomly selected residents via a telephone survey. The questions asked provided

information regarding residential demographics, quality of life, recreation and city services. The survey results are accurate within plus or minus 5 percentage points.

These studies have found that Shoreview's quality of life is consistently among the highest in the Twin Cities Metropolitan area. The 2005 survey found that Ninety-eight percent (98%) of surveyed residents rated the quality of life within the City as excellent or good. Factors contributing to this rating include public safety, strong schools, open spaces, the park system and location. Residents continue to express pride in key community values: sense of connection, strong neighborhoods, safe streets, exemplary park system and cost efficient services. The 2005 study also found that residents have a strong level of confidence in the direction of the community.

To maintain this high quality of life, policies should support maintaining and improving upon the key values that define Shoreview, but must also address the new needs of the community as demographic changes take place. Development plans need to focus on housing to facilitate generational renewal: more starter housing for young families together with other affordable housing. These plans should also aim at making the City more self-sufficient: attracting services and retail establishments in addition to entertainment and dining opportunities.

## Demographics

The City relied on two sources for demographic data as well as results from the 2005 Quality of Life Survey. The first being the United States Census Bureau. Since the last Census occurred over 5 years ago, the City was concerned that this data might not reflect current trends. To address this concern, the City contracted with a consultant who obtained updated demographic information for the community. This data were compiled from a variety of sources including school district enrollment, vehicle registration and drivers' license information, and Ramsey County data.

### Age Distribution

Based on this information, **Table 3-1** shows Shoreview's population by age group. Results from the most recent demographic study in 2006 found that persons over 55 years of age composed 27.6% of the population, which is 8% higher than the 2000 Census population data. Forty-five and four-tenths percent (45.4%) of the population is within the 35 to 54 year age range. Senior citizens (65 or older) comprise 12.6% of Shoreview's population with those individuals over 75 years of age almost doubling since 2000. This increase in age has resulted in a higher median age for the City. In 2000, the median age was 39.2 years up from 32.1 in 1990.

**Table 3-1. 1990 to 2006, Population by Age Group**

<b>Number of Persons (Percent of Total Population)</b>			
<b>Age Group</b>	<b>1990</b>	<b>2000</b>	<b>2006</b>
Less than 5	2,073 (8.4)	1,437 (5.6)	930 (3.5)
5 to 9	2,047 (8.3)	1,844 (7.1)	960 (3.6)
10 to 14	1,851 (7.5)	2,233 (8.6)	1,399 (5.3)
15 to 24	2,821 (11.5)	3,065 (11.8)	3,854 (14.6)
25 to 34	4,626 (18.8)	2,672 (10.3)	3,099 (11.8)
35 to 44	5,032 (20.5)	4,731 (18.2)	3,574 (13.6)
45 to 54	2,956 (12.0)	4,861 (18.8)	5,285 (20.0)
55 to 64	1,791 (7.3)	2,562 (9.8)	3,926 (15.0)
65 to 74	1,075 (4.4)	1,537 (5.9)	1,879 (7.1)
75+	315 (1.3)	982 (3.9)	1,450 (5.5)
<b>TOTAL</b>	<b>24,587 (100.0.0)</b>	<b>25,925 (100.0)</b>	<b>26,356 (100.0)*</b>

Source: U.S. Census Bureau

Excensus, LLC

\* Does not include population in Group Quarters

The data indicates that there has been a decline in, the number of children below the age of 15 between 1990 and 2000. However, the most difficult age group to count is pre-school age children, and the most recent data may undercount this group.

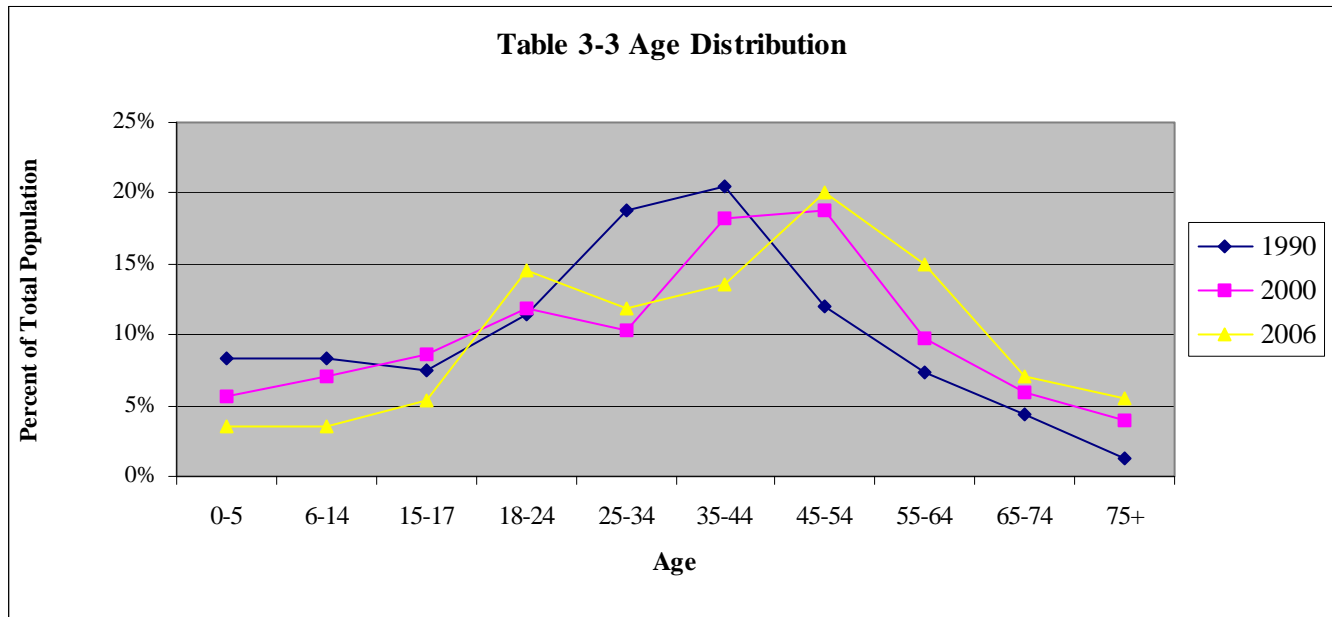
**Map 3-2** shows the geographic distribution of residents by average age. This map generally shows a typical “life-cycle” housing pattern with the younger age group concentrated in rental housing, attached housing units and lower-valued single family homes, the middle age groups in single-family detached housing, and later age groups (older than 54) in attached housing and senior housing. Within detached single-family neighborhoods, the population tends to be younger in the north part of the City and older in the south part of the City. This distribution may, to some degree, reflect the age of homes in those areas.

**Table 3-2** identifies the median age while the graph in **Table 3-3** identifies the age distribution in a chart form and. This information shows that the population continues to “age in place”.

**Table 3-2. Median Age**

	<b>1990</b>	<b>2000</b>
Median age (years)	32.1	39.2

Source: U. S. Census Bureau



Source: U.S. Census Bureau  
Excensus, LLC

As the population ages, the City will need to adapt its programs and services to address the needs of this population group. Generally, older people may have chronic health issues, physical restrictions and mobility limitations since they may have fewer transportation options. This results in less access to health care services, jobs, and other common services. Furthermore, the elderly face greater negative outcomes related to health pollution and their housing need change due to health needs and mobility restrictions. Accommodating these special needs is linked to the larger community through land use decisions, design strategies and accessibility considerations.

**Table 3-4** identifies the percent change in population growth over the past 26 years. The population of the City grew rapidly between 1980 and 1990, which is reflective of the high rate of development, specifically housing that the City, experienced at that time. Population growth has slowed as the community has matured and will continue to grow at a slow rate due to smaller household sizes, an aging population and little development potential.

**Table 3-4. Change in Population Growth**

	1980 – 1990	1990-2000	2000-2006
<b>Percent Change</b>	29.64	5.16	1.66

Source: U.S. Census Bureau  
Excensus, LLC

## Head of Household - Age

Data from the 1990 Census indicated that Shoreview was characterized by a large share of households (55 percent) in growing households with the head of household age range between 25 to 44 years, with few senior households. By 2000, the number of younger households had declined with the dominant age group being 45 to 54 years whose households are past their child-rearing years. Likewise, there was an increase in senior households. This pattern is reflected in the data from 2003 to 2006. The 2006 information indicates that nearly half (47.2%) of the household heads are between 45 and 64 years of age. More than two-thirds of the community's households are older than 45 years of age. **Table 3-5** shows the age distribution among the heads of households.

Forecasts indicate that this shift from younger to older households will continue through the foreseeable future. While the share of young households (under 35 years) will continue to fall, the most significant decline will be in what is considered the most stable households with ages between 35 and 54 years. By 2020 empty nesters and seniors will account for more than half of all households in Shoreview. This shift in households impacts community wide needs pertaining to housing, education, transportation and employment.

**Map 3-3** shows the geographic distribution of the average age for heads of household. This map again generally shows a typical "life-cycle" housing pattern with younger heads of household in rental or single-family detached housing and older heads of household in attached or senior housing. In single-family detached neighborhoods, heads of household are younger in the north part of the City and older in the south. This distribution may in part reflect the age of these neighborhoods.

**Table 3-5. Head of Household**

Age (years)	Number of Persons (Percent of Population)		
	2000	2003	2006
Greater than 75	691 (7.0)	773 (7.2)	920 (8.5)
65-74	1,007 (10.0)	1,081 (10.0)	1,188 (11.0)
55-64	1,527 (15.0)	2,034 (18.8)	2,267 (21.0)
45-54	2,716 (27.0)	2,870 (26.6)	2,824 (26.2)
35-44	2,455 (24.0)	2,041 (18.9)	1,715 (15.9)
25-34	1,040 (10)	1,061 (9.8)	973 (9.0)
Less than 25	150 (2.0)	231 (2.1)	194 (1.8)
Unknown	532 (5.0)	700 (6.5)	710 (6.6)
<b>TOTAL</b>	<b>10,118 (100.0)</b>		<b>10,791 (100.0)</b>

Source: Excensus, LLC

## Household Composition

Household type information is consistent with the age and head of household data. The largest group has shifted from households with children to households (adult only, 2+ adults, seniors only) without

children present. This group accounts about two-thirds of all households in the City. Households where children are present only account for 19.8% of all households. Senior households account for 14.5% of the community's households. The median household size has also fallen from 2.73 in 1990 to 2.36 and is reflective of the number of senior citizens or empty-nester households. It is anticipated that these population trends will continue into the future as the baby boom generation ages. This does provide some challenges to the City with respect to providing services that meet the needs of an aging population while trying to attract young families into the community. **Table 3-6** shows the average household size and **Table 3-7** shows the distribution of household composition types in the City.

**Table 3-6. Average Household Size**

	1990	2000	2003	2004	2005	2006
<b>Average household size (persons)</b>	2.73	2.54	2.35	2.31	2.33	2.44

Source: U. S. Census Bureau, Excensus, LLC

**Table 3-7. Household Composition**

Composition	2003	2004	2005	2006
	Number(Percent)	Number(Percent)	Number(Percent)	Number(Percent)
One Adult	1,791 (16.6)	1,819 (16.9)	1,727 (16.0)	1,697 (15.7)
Adult with children	306 (2.8)	302 (2.8)	254 (2.4)	241 (2.2)
2+ adults	3,829 (35.5)	3,849 (35.7)	3,958 (36.7)	3,892 (36.1)
2+ adults with children	2,080 (19.3)	1,960 (18.2)	1,853 (17.2)	1,900 (17.6)
Seniors only	1,396 (12.9)	1,477 (13.7)	1,517 (14.1)	1,566 (14.5)
Senior with children	11 (.1)	7 (.1)	4 (0.0)	5 (0.0)
Multi-generational	666 (6.2)	660 (6.1)	723 (6.7)	772 (7.2)
Unknown	712 (6.6)	717 (6.6)	755 (7.0)	718 (6.7)
<b>TOTAL</b>	<b>10,791 (100.0)</b>	<b>10,791 (100.0)</b>	<b>10,791 (100.0)</b>	<b>10,791 (100.0)</b>

Source: Excensus, LLC

## Housing Tenure Housing

Information on housing tenure is also found in the 2000 Census data. Eighty-seven and two – tenths percent of the homes in the City are owner occupied while the remaining 12.8% are renter occupied. Owner-occupied housing had a vacancy rate of .5% while renter occupied housing had a vacancy rate of 2.3%.

The majority of rental housing within the City is found in multi-family housing developments. The City has seen a trend with housing located in owner-occupied neighborhoods transitioning to rental use. This trend is more apparent in older detached single-family residential neighborhoods, townhome and condominium developments.

## Length of Residence

The 2005 Resident Survey also provided information regarding resident longevity in the community. Of those residents surveyed, 21 percent reported moving to the community within the last five years, while 34 percent had lived here for more than 20 years. The majority of residents, 72 percent, indicated that they would stay within the community for another ten years. Thirteen percent of residents anticipated moving within the next five years. This percentage is greater than the normal transience among second- and third-ring suburbs.

The year a householder moves into a dwelling unit is also tracked in the Census data from 2000. This data found that 39.8% of households moved into their dwelling unit during the 1995-2000 time period. Twenty-one percent moved in between 1990 and 1994 and 22.3% moved in between 1980 and 1989. The remaining 16.9% of households moved into their unit prior to 1979.

## Education

Information on the education level of residents is found in the 2000 Census in addition to the 2005 Quality of Life Study. When the Census was completed in 2000, the school enrollment population for the community was 7,442 individuals. This is broken down further and identifies a preschool population of 587 students, kindergarten through twelfth grade population of 5,458 students and a college level population of 1,397 students. The Quality of Life Study reported that of the households surveyed, 16% had children in high school, 9% had children in middle school, 13% had children in elementary school and 9% had preschool aged children. The school population is served by two public school districts; Mounds View Public Schools (District 621) and Roseville Area Schools (District 623) and two private schools; St. Odilia Catholic School (K-8) and Oak Hill Montessori School (K-8).

Regarding education attainment, the 2000 Census reported 96% of the population 25 years and older had were high school graduates or higher and 46.9% received a bachelor's degree or higher.

## Race/Ethnicity

The 2000 Census found that the community is predominantly white with 96.4% of the population falling within this category. A comparison of data from the 1990 and 2000 Census identified that Shoreview is experiencing a greater increase in racial diversity, which is reflective of the trend in the greater Twin Cities region. When these population numbers are viewed independently, it does not appear to be a significant change, however, when compared to the previous population data from the 1990 Census the increase is notable. This changing trend can have an impact on the City's delivery of services. **Table 3-8** shows the distribution of race and ethnicity in the community with a comparison to the 1990 Census data.

**Table 3-8. Race/Ethnicity**

<b>Race/Ethnicity</b>	<b>2000 Population(Percent of Population)</b>	<b>Percent Change (1990-2000)</b>
White	24,183 (93.3)	2.0
Black/African American	261 (1.0)	42.6
American Indian/Alaskan Native	56 (0.2)	-21.2
Asian, Native Hawaiian and Other Pacific Islander	960(3.7)	71.7
Hispanic/Latino	346 (1.3)	51.8
Two or more	351 (-)	-
Other	113 (.5)	59.2

Source: U. S. Census Bureau

## Occupation and Income

According to the 2005 Quality of Life Study, the majority of residents within the City (42 percent) identify themselves as owners-managers or professional-technical workers. Clerical-sales workers accounted for 16 percent of all households. Retirees represented an additional 23 percent which is a 9% increase from those identified as retired in the 1997 Quality of Life Study.

Fifty percent of those surveyed stated that they leave the City to go to work on a daily or regular basis. St. Paul, Minneapolis and Roseville were the primary destinations for these individuals. Data from the 2000 Census indicates that 85.3% of the working population rely on their own vehicle to drive to work while 8.4% carpool and 1.8% use public transportation. Also, 3.2% of workers reported that they work from home. The mean travel time to work was 22 minutes.

The median household income in 1999 was \$69,719.

## Forecasted Growth

Although Shoreview is almost fully developed, the community will continue to grow over the next twenty years. The population forecasts estimate 29,000 people will live in the City by the year 2030, an increase of about 3,000 people from the year 2000. Although this increase may not seem significant in comparison to the overall population, providing for this growth will be challenging because this growth will take place on infill sites or redevelopment sites. Coupled with this population increase will be 500 additional households between the years 2007 and 2030. It is expected that household size will decrease from 2.67 persons per household in 2000 to 2.57 persons per household by 2030. Smaller household sizes are indicative of an aging population.

Employment is also forecasted to increase approximately 31 percent. The majority of job growth will occur in the Rice Creek Corporate Park, the Shoreview Park Road area and some of the City's targeted redevelopment areas.

**Table 3-9** provides the City's adopted community forecasts from 2000 to 2030:

**Table 3-9. Adopted Community Forecasts**

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	<u><b>1990</b></u>	<u><b>2000</b></u>	<u><b>2010</b></u>	<u><b>2020</b></u>	<u><b>2030</b></u>
Population	24,587	25,924	28,500	29,000	29,000
Households	8,991	10,125	11,000	11,300	11,300
Employment	5,771	9,829	14,200	15,800	16,800

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Source: Metropolitan Council Community Forecasts